



May 18, 2026

Mr. Segundo Sanchez
Engineering Specialist II
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Subject: Florida Power & Light Ten-Year Power Plant Site Plan (2026-2035)

Dear Mr. Sanchez:

The Treasure Coast Regional Planning Council has reviewed the 2026 Ten-Year Site Plan for Florida Power & Light (FPL) Company. Council approved the comments in the attached report at their board meeting on May 15, 2026.

The report concludes that while the region and all of South Florida remain vulnerable to fuel price increases and supply interruptions because of the continued heavy reliance on only two primary fuel types, natural gas and nuclear fuel, the use of solar power is projected to increase dramatically.

Council urges FPL and the State of Florida to continue developing new programs to 1) reduce reliance on fossil fuels as future energy sources, 2) increase conservation activities to offset the need to construct new power plants, and 3) increase the use of renewable energy sources to produce electricity. Council also supports Waste to Energy as a solution for solid waste disposal and electrical demand.

Please contact me if you have any questions.

Sincerely yours,

Thomas J. Lanahan
Executive Director

Attachments

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 4B3

From: Staff

Date: May 8, 2026

Subject: Florida Power & Light Ten-Year Power Plant Site Plan (2026-2035)

Background

Each year, every major electric utility in the State of Florida produces a ten-year site plan that includes an estimate of future electric power generating needs, a projection of how those needs will be met, and disclosure of information pertaining to the utility's preferred and potential power plant sites. The Florida Public Service Commission (FPSC) requested that Council review the most recent ten-year site plan prepared by FPL and provide comments to the FPSC on or before June 30, 2026. This plan addresses FPL generating power additions and retirements for the years 2026 through 2035. FPL's service area contains approximately 35,000 square miles and serves a population of more than twelve million people.

Analysis

The attached report summarizes FPL's plans for future power generation and provides comments for transmittal to the FPSC. The report concludes that FPL continues to plan for increasing demand over the planning period. They will primarily meet that demand with continued dependence on fossil and nuclear fuels but also concentrate on a rapid increase in renewable sources, primarily solar generating capacity. FPL should be commended for their commitment to dramatically increasing solar power generation.

Council supports a continued focus on developing new programs to 1) reduce reliance on fossil fuels as future energy sources, 2) increase conservation activities to offset the need to construct new power plants, and 3) increase the use of renewable energy sources to produce electricity. Council also supports Waste to Energy as a solution for solid waste disposal and electrical demand.

Recommendation

Council should approve the attached report and authorize its transmittal to the Florida Public Service Commission.

Council Action – May 15, 2026

Commissioner Leet from St. Lucie County moved approval of the staff report. Commissioner McVoy from the City of Lake Worth Beach seconded the motion, which carried unanimously.

Attachments

TREASURE COAST REGIONAL PLANNING COUNCIL

Report on the

Florida Power & Light (FPL) Company Ten Year Power Plant Site Plan 2026-2035

May 15, 2026

Introduction

Each year every major electric utility in the State of Florida produces a ten-year site plan that includes an estimate of future electric power generating needs, a projection of how those needs will be met, and disclosure of information pertaining to the utility's preferred and potential power plant sites. The Florida Public Service Commission (FPSC) has requested that Council review the most recent ten-year site plan prepared by FPL and provide comments to the FPSC on or before June 30, 2026. FPL's service area contains approximately 35,000 square miles and serves a population of more than twelve million people.

Summary of the Plan

The plan indicates combined total peak demand projected growth of approximately 25% over the 10-year period; from 33,205 megawatts (MW) in 2026 to 41,657 MW in 2035. During the same timeframe, FPL is expecting to reduce electrical use through demand-side management (DSM) programs that include conservation, energy efficiency, and load management initiatives. FPL's combined DSM savings are expected to grow 10.3% over the reporting period; from 1,910 MW in 2026 to 2,107 MW in 2035 (see Exhibit 1, Schedule 7.1), yielding a growth in firm peak summer demand of approximately 24% over the 10-year period; from 26,958 MW in 2026 to 33,516 MW in 2035.

Federal and state energy efficiency code standard changes have significantly lowered FPL's projected load and resource needs and the potential for cost-effective DSM programs. Additionally, increasing energy producing efficiency has reduced DSM program cost effectiveness. FPL is beginning a full review of demand-side renewable technologies to determine recommended DSM goals and programs for the future.

The current plan makes primary electricity gains through upgrades and modernization to existing facilities plus construction of new generating units. Simultaneously, their plan continues to take older and coal-fired capacity out of service.

Major changes in generating capacity are as follows:

FPL system area:

- 2026-2035: Add approximately 12,293 MW of additional photovoltaic
- 2034: Install 7,454 MW of battery storage
- 2028: Capacity upgrades at several of FPL's existing CC units

- 2029: Retirement of Gulf Coast Clean Energy Center Units 4 and 5

Preferred and Potential Power Plant Sites

One of the primary purposes of preparing an annual ten-year power plant site plan is to provide information on a utility's plan for the preferred and potential siting of new facilities. Based on projected future resource needs, FPL has identified ninety-four preferred sites for both future generating facilities and battery energy storage systems. The resource plan presented in the site plan projects that an additional 7,454 MW of battery storage capacity will be installed throughout FPL's service areas by 2035. Of the ninety-four preferred sites identified in the ten-year site plan, twenty-six are located within the Treasure Coast region (see Exhibit 2), consisting of fifteen solar generating facility sites and eleven battery energy storage system sites. The battery storage facilities are typically co-located with solar generation and are intended to be charged primarily by those resources.

1. Ambersweet Solar Energy Center, Indian River County: Proposed 518-acre site located at 1755 154th Ave SW, Vero Beach, FL 32966
2. Beachland Solar Energy Center, Indian River County: Proposed 742-acre site located at 750 130th Avenue, Vero Beach, Florida 32968
3. Clover Solar Energy Center, St. Lucie County: Proposed 433-acre site located at 20508 Schuman Rd, Fort Pierce, FL 34945
4. Indrio Solar Energy Center, St. Lucie County: Proposed 415-acre site located at 5000 Sunbreak Trail, Fort Pierce, FL 34945
5. Inlet Solar Energy Center, Indian River County: Proposed 482-acre site located at 1110 106th Avenue SW, Vero Beach, Florida 32968
6. Martin Power Plant, Martin County: The acreage is not available for this site located at 19140 SW Warfield Boulevard, Indiantown, FL 34956
7. North Orange Solar Energy Center, St. Lucie County: Proposed 745-acre site located at 3551 Minute Maid Road, Ft. Pierce, FL 34945
8. Pine Lily Solar Energy Center, St. Lucie County: Proposed 644-acre site located at 4865 Granada Ranch Rd, Ft. Pierce, FL 34945
9. Sea Grape Solar Energy Center, St. Lucie County: Proposed 564-acre site located at 5201 Minute Maid Road, Fort Pierce, FL 34945.
10. Shores Solar Energy Center, Indian River County: Proposed 494-acre site located at 705 122nd Ave, Vero Beach FL 32968
11. Spanish Moss Solar Energy Center, St. Lucie County: Proposed 476.33-acre site located at 4219 Minute Maid Road, Fort Pierce, FL 34945
12. Vernia Solar Energy Center, Indian River County: Proposed 448-acre site. No address assigned – located vicinity 27°34'22.35"N 80°37'43.89"W
13. Wabasso Solar Energy Center Indian River County: Proposed 450.28-acre site located at 155th 122nd Ave Vero Beach, FL 32968
14. Wild Lime Solar Energy Center, St. Lucie County: Proposed 894-acre site. No address assigned – located vicinity 27.511460°N, 080.658130°W
15. Wood Stork Solar Energy Center, St. Lucie County: Proposed 603-acre site located at 5601 Granada Ranch Road, Fort Pierce, FL 34945

Battery Energy Storage System Sites:

1. Clover Battery Storage Center, St. Lucie County (3 acres)
2. Fawn Battery Storage Center, Martin County (3 acres)
3. Indrio Battery Storage Center, St. Lucie County (2 acres)
4. Monarch ACES Pilot Battery Storage Center, Martin County (6 acres)
5. Monarch Battery Storage Center, Martin County (3 acres)
6. North Orange Battery Storage Center, St. Lucie County (3 acres)
7. Orange Blossom Battery Storage Center, Indian River County (3 acres)
8. Pine Lily Battery Storage Center, St. Lucie County (5 acres)
9. Sea Grape Battery Storage Center, St. Lucie County (3 acres)
10. White Tail Battery Storage Center, Martin County (3 acres)
11. Wild Lime Battery Storage Center, St. Lucie County (3 acres)

Each solar generating facility site is planned for approximately 74.5 MW of photovoltaic capacity. The twenty-six sites collectively will occupy approximately 7,946 acres, with most of the land associated with solar development. Battery energy storage system sites require a smaller footprint and are typically co-located with solar facilities. Both facility types are designed to minimize off-site impacts.

FPL has also identified thirty-eight “potential sites” for future generation and storage facilities, though potential sites do not represent a commitment by the utility to construct these new facilities. Thirteen of these sites are currently planned to be in the Treasure Coast Region.

1. Carlton Solar Energy Center, St. Lucie County
2. Harbortown Solar Energy Center, St. Lucie County
3. Horseback Solar Energy Center, St. Lucie County
4. Hurston Solar Energy Center, St. Lucie County
5. Jetty Park Solar Energy Center, St. Lucie County
6. Lagoon Solar Energy Center, St. Lucie County
7. Lancewood Solar Energy Center, Martin County
8. Lawnwood Solar Energy Center, St. Lucie County
9. Maypop Solar Energy Center, Martin County
10. Riverbreeze Solar Energy Center, St. Lucie County
11. Spruce Bluff Solar Energy Center, St. Lucie County
12. Starboard Solar Energy Center, St. Lucie County
13. Wax Myrtle Solar Energy Center, Martin County

Other Factors

The FPL 2026-2035 plan identifies eleven factors that have influenced or may influence this resource plan. The first ten factors are consistent with those included in the prior year’s plan and are summarized below:

1. Continued Impacts of Tax Credits for Batteries and Solar.

2. The critical need to maintain a balance between load and generating capacity in specific regions of FPL's service area, such as in Northwest Florida and Southeastern Florida (Miami-Dade and Broward Counties).
3. The desire to maintain/enhance fuel diversity in the FPL system while considering system economics and reliability.
4. The need to maintain an appropriate balance of DSM and supply resources from the perspectives of both system reliability and operations.
5. The significant impact of federal and state energy efficiency codes and standards.
6. The fuel cost and efficiency of FPL's fossil-fueled generation fleet and the avoidance of fuel costs through increased solar generation
7. Projected CO₂ regulation and associated compliance costs.
8. Projected increases in electric vehicle (EV) adoption.
9. Enhancing system reliability to prepare for extreme weather events.
10. Enhancing the system for resource adequacy and system reliability throughout the entire year.

The 11th factor, newly introduced in the 2026-2035 plan, is described in greater detail below:

11. **Future impacts of large load customers.** Large, high-energy use customers have been expanding across the U.S. and are now interested in operating in Florida, which could significantly increase future electricity demand for FPL. Current projects assume this demand will begin around 2028 and grow to about 3GW by 2035. FPL's forecasts already account for this increase and the resources needed to meet it, and the company will continue to monitor and adjust for its impact over time.

Each of these factors described above will continue to be examined in FPL's ongoing resource planning work in 2026 and future years.

Evaluation

The ten-year site plan indicates fossil fuels will remain a primary but decreasing source of energy used to generate electricity; dropping from 65.5% in 2026 (.5% from coal and 65.0% from natural gas) to 57.6% (.6% from coal and 57.0% from natural gas) by the end of 2035 (see Exhibit 3, Schedule 6.2). During the same period, nuclear sources are predicted to fall from 19.5% in 2026 to 16.1% in 2035, primarily due to significant FPL solar investment and the delay of significant nuclear power expansion beyond the 10-year time horizon. Solar sources are predicted to dramatically increase from 13.2% in 2026 to 25.9% in 2035.

Renewable Energy

The ten-year site plan indicates FPL is continuing its efforts to implement cost-effective renewable energy. FPL has facilitated several renewable energy projects (facilities which burn bagasse, waste wood, municipal waste, etc.) through power purchase agreements. For example, FPL has a contract to receive firm capacity from the Solid Waste Authority of Palm Beach County through April 2034. FPL's efforts to increase use of cost-effective renewable energy also include the use of

utility-scale solar and customer-focused solar. FPL also has continued interest in battery storage. These efforts are described below.

Battery Storage:

As noted in last year's report, a 409 MW battery storage facility was added in 2021 at the existing Manatee plant site and additional battery storage capacity was added in late 2021 with 30 MW of battery storage added at both the existing Sunshine Gateway Solar Energy Center and at the Echo River Solar Energy Center. At the end of 2025, FPL added 522 MW of battery storage in the Northwest Florida region. A total of approximately 7,454 (nameplate) MW of battery storage is included in the resource plan for 2026 through 2035. Batteries help minimize solar curtailment during shoulder daytime hours and meet load demand in the evenings and winter mornings. They can also ramp up output significantly faster than conventional generation, making them well-suited to respond as solar generation declines in the evening. In addition, FPL is evaluating battery storage technologies to provide further benefits to its customers.

Conclusions and Recommendations

Spikes and volatility in the oil and gas markets, along with international supply risks, confirm the importance of moving as quickly as practicable toward a more balanced fuel portfolio, with continued emphasis on expanding renewable energy resources. Council supports this approach as a means to reduce vulnerability to fuel price fluctuations and supply interruptions and continues to encourage the Florida Legislature to adopt a renewable portfolio standard to help expand the use of renewable energy in Florida.

FPL has demonstrated a strong commitment to significantly increasing solar power generation and should consider developing programs to install, own, and operate photovoltaic (PV) units on the rooftops of both private and public buildings. One reason to shift to rooftop PV systems distributed throughout areas of demand is that it reduces reliance on large transmission lines and reduces costs associated with land acquisition, fuel purchases, and the permitting, construction, and maintenance of power plants. Another advantage of this strategy is that PV systems do not require water for cooling. Additionally, an incentive for building owners to participate in this strategy is to offer reduced rates for purchasing electricity.

FPL should consider expanding solar rebate programs for customers to install PV and solar water heating systems on their homes and businesses. These rebates should be coordinated with other programs, such as the Solar and Energy Loan Fund (SELF) and Property-Assessed Clean Energy (PACE) programs. SELF provides low-interest financing for clean energy solutions. PACE programs allow property owners to finance energy retrofits through an additional tax assessment on the property where the investment is made.

Council urges FPL and the State of Florida to continue developing new programs to increase conservation measures and to rely more extensively on renewable energy sources. State legislators should amend the regulatory framework to provide financial incentives for both power providers and customers. In addition, Council supports the use of Waste to Energy as a strategy to address solid waste disposal and electrical power demand. The phasing in of PV and other locally available

energy sources will help Florida achieve a sustainable future as called for in Council's Strategic Regional Policy Plan.

The utility filing can be accessed at the following link:
<https://www.floridapsc.com/ten-year-site-plans>

Attachments

Exhibit 1

**Schedule 7.1
Forecast of Capacity, Demand, and Scheduled
Maintenance At Time Of Summer Peak**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
August of Year	Firm Installed Capacity MW	Firm Capacity Import MW	Firm Capacity Export MW	Firm QF MW	Total Firm Capacity Available MW	Total Peak Demand MW	DSM MW	Firm Summer Peak Demand MW	Total Reserve Margin Before Maintenance MW	% of Peak	Scheduled Maintenance MW	Total Reserve Margin After Maintenance MW	% of Peak	Generation Only Reserve Margin After Maintenance MW	% of Peak
	2026	33,205	239	0	4	33,448	28,868	1,910	26,958	6,490	24.1	0	6,490	24.1	4,580
2027	35,517	239	0	0	35,756	29,259	1,916	27,343	8,412	30.8	0	8,412	30.8	6,496	22.2
2028	36,001	239	0	0	36,239	30,033	1,932	28,101	8,139	29.0	0	8,139	29.0	6,207	20.7
2029	36,466	239	0	0	36,705	30,682	1,949	28,733	7,971	27.7	0	7,971	27.7	6,022	19.6
2030	36,799	238	0	0	37,037	31,325	1,973	29,352	7,685	26.2	0	7,685	26.2	5,712	18.2
2031	37,404	238	0	0	37,642	32,175	2,000	30,175	7,468	24.7	0	7,468	24.7	5,468	17.0
2032	38,558	198	0	0	38,756	33,115	2,027	31,088	7,669	24.7	0	7,669	24.7	5,642	17.0
2033	39,725	198	0	0	39,922	34,038	2,055	31,983	7,940	24.8	0	7,940	24.8	5,885	17.3
2034	40,811	127	0	0	40,938	34,874	2,084	32,790	8,148	24.8	0	8,148	24.8	6,064	17.4
2035	41,657	127	0	0	41,784	35,623	2,107	33,516	8,267	24.7	0	8,267	24.7	6,160	17.3

Col. (2) represents capacity additions and changes projected to be in-service by June 1st. These MW are generally considered to be available to meet Summer peak loads which are forecasted to occur during August of the year indicated.

Col. (6) = Col.(2) + Col.(3) - Col(4) + Col(5).

Col.(7) reflects the load forecast without incremental DSM or cumulative load management.

Col.(8) represents cumulative load management capability, plus incremental conservation and load management, from 9/2025-on intended for use with the 2026 load forecast.

Col.(10) = Col.(6) - Col.(9)

Col.(11) = Col.(10) / Col.(9)

Col.(12) indicates the capacity of units projected to be out-of-service for planned maintenance during the Summer peak period.

Col.(13) = Col.(10) - Col.(12)

Col.(14) = Col.(13) / Col.(9)

Col.(15) = Col.(6) - Col.(7) - Col.(12)

Col.(16) = Col.(15) / Col.(7)

Exhibit 2 Treasure Coast Region Significant Energy Facilities

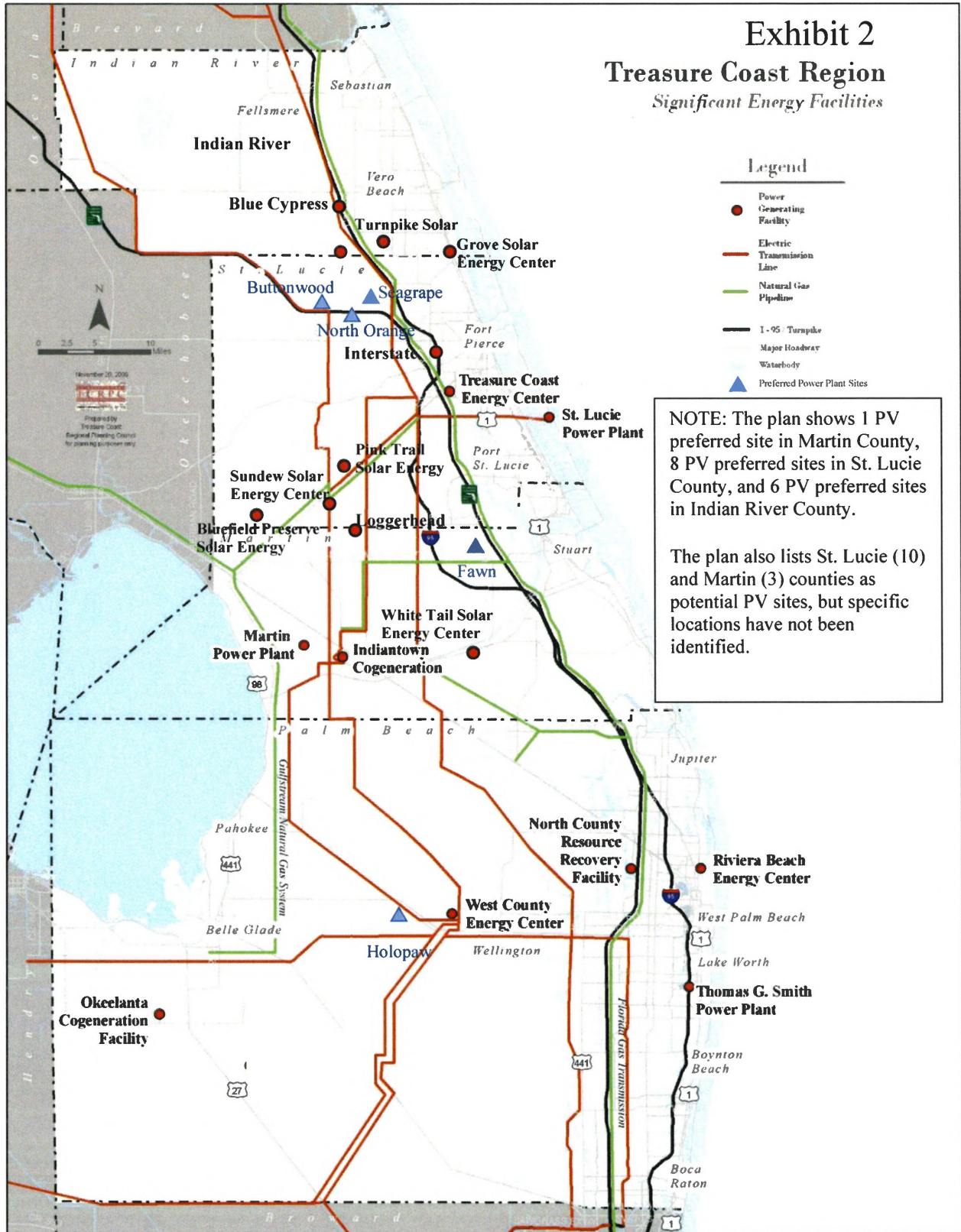


Exhibit 3

Schedule 6.2 Forecasted Energy Sources % by Fuel Type

		FPL									
Energy Source	Units	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
(1) Annual Energy Interchange ^{1/}	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(2) Nuclear	%	19.5	19.4	19.3	18.6	18.2	17.7	17.3	16.7	16.4	16.1
(3) Coal	%	0.5	0.4	0.4	0.3	0.2	0.3	0.6	0.5	0.6	0.6
(4) Residual (FO ₂)-Total	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(5) Steam	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(6) Distillate (FO ₂)-Total	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(7) Steam	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(8) CC	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(9) CT	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(10) Natural Gas -Total	%	65.0	64.4	62.5	60.7	55.4	56.6	57.6	59.1	58.1	57.0
(11) Steam	%	0.8	0.6	0.5	0.5	0.5	0.5	0.3	0.3	0.4	0.4
(12) CC	%	63.6	63.4	61.8	59.9	54.6	55.9	57.0	58.6	57.3	56.0
(13) CT	%	0.6	0.3	0.2	0.3	0.3	0.2	0.2	0.2	0.4	0.6
(14) Solar ^{2/}	%	13.2	14.5	16.4	19.2	25.0	24.2	23.5	22.8	24.3	25.9
(15) PV	%	8.1	9.5	11.5	14.5	20.4	19.8	19.2	18.6	20.2	21.9
(16) Solar Together ^{3/}	%	4.9	4.9	4.8	4.6	4.5	4.3	4.2	4.1	4.0	3.9
(17) Solar PPAs	%	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
(18) Wind PPAs	%	0.7	0.7	0.7	0.7	0.6	0.6	0.6	0.6	0.6	0.6
(19) Hydrogen Gas ^{4/}	%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(20) Other ^{5/}	%	1.1	0.7	0.7	0.6	0.6	0.5	0.3	0.3	0.1	-0.1
		100	100	100	100	100	100	100	100	100	100

1/ Represents interchange between FPL and other utilities.

2/ Represents output from FPL and FPL NWFL's Solar PV, Solar Together (ST), Solar Thermal, and Solar PPA facilities.

3/ The values shown represent energy produced from FPL-owned solar facilities that are part of FPL's SolarTogether (ST) program. Environmental attributes in the form of renewable energy certificates for that participant's allocation of the total energy produced are retired on the participant's behalf.

4/ Represents the Hydrogen Gas produced from the Okeechobee H2 Pilot Program

5/ Represents a forecast of energy expected to be purchased from Qualifying Facilities, Independent Power Producers, etc., net of Economy and other Power Sales as well as the Perdido Unit projected generation.

Exhibit 4

